

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 22, 2005

ITEM NO. 11

CASE NUMBER/ PROJECT NAME	<b>87-DR-2004#2</b> <b>Bank Of America At Hayden Peak Crossing</b>		
LOCATION	Southeast corner of Hayden Road & Thompson Peak Parkway		
REQUEST	Request approval of a site plan, elevations and landscaping for a new bank branch in the Hayden Peak Crossing shopping center within the Grayhawk community.		
OWNER	Jones Lang Lasalle Americas 602-523-6640	ENGINEER	Norman Engineering Group Inc. 602-371-0397
ARCHITECT/ DESIGNER	Gensler 602-523-6152	APPLICANT/ COORDINATOR	Scott McCage Gensler 602-523-6152
BACKGROUND	<p><b>Zoning.</b> Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Multi-family residential, zoned R-4 PCD ESL (Townhouse residential, Planned Community Development, Environmentally Sensitive Lands)</li><li>• East/South: Single-family residential, zoned R1-5 PCD ESL (Single-family residential - 4,700 square feet, Planned Community Development, Environmentally Sensitive Lands)</li><li>• West: Unimproved park and open space, zoned OS PCD (Open Space, Planned Community Development)</li></ul> <p><b>Context.</b> The site is located at the southeast corner of Hayden Road and Thompson Peak Parkway, within the Grayhawk Master Planned Community. More specifically, the bank site is a pad site within the Hayden Peak Crossing commercial center. The bank pad is located along Hayden Road on the west side of the Hayden Peak Crossing commercial center.</p>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b> This development proposal consists of one building, its associated parking, and landscaping all on a pad site within an already approved commercial center known as Hayden Peak Crossing. This building is designed for use as a bank with customer walk-in and drive-through services. The proposed one-story structure is oriented with the primary walk-in customer entrance facing towards the north, where the bank's parking field is proposed. Access to the drive-through teller and Automatic Teller Machine is from the eastern commercial center's parking lot, and then the access drive circulates around the bank</p>		

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building from the south to west sides of the bank building, with exit from the service lanes into the parking lot. Pedestrian circulation connects to other parts of the commercial center, and from that to the exterior of the overall site.

The plant palette and architectural elements are consistent with the larger Hayden Peak Crossing commercial center. The plant palette includes trees, cacti, shrubs, and ground cover.

The architectural style exhibits a western theme with the use of rough, heavy and rustic elements. The architectural materials include stucco, stone, clay roof tile, metal store front/windows, and wood trim. The architectural colors include brown/tan hues, orange/red tones, and white/off-white.

**Development Information:**

- Existing Use: Unimproved
- Proposed Use: Bank with drive-through
- Parcel Size: 1.15 Acres
- Building Size: 4,770 Square Feet
- Building Height Allowed/Proposed: 38 Feet Allowed/28 Feet Proposed
- Parking Required/Provided: 567 Spaces Required/704 Spaces Provided (overall commercial center)
- Open Space Required/Provided: 155,387 Sq. Feet Required / 155,387 Sq. Feet Provided (entire center)
- FAR: 0.8/0.17

**DISCUSSION**

The proposed development is consistent in its architectural style, landscape design, and site plan with the larger commercial center of which it is a part. During the evaluation of the entire project, specific attention was given to the bank drive-through regarding orientation of the building and visibility of the drive-through service spaces.

**KEY ISSUES**

The City's Commercial Design Guidelines provide direction for drive-through facilities, and these are:

1. Locate drive-through facilities to minimize impacts on adjacent residential areas and screen from public view and the view of adjacent sites.
2. Circulation should allow for adequate length of stacking that does not interfere with vehicular traffic or pedestrians.
3. Drive-through windows should incorporate architectural covering consistent with the design theme of the building, these should add variation and break up building mass, add comfort for users, and support a finished building appearance.

Two suggestions were made by staff upon initial review of the proposed design: Move the drive-through service so that it is oriented on another side of the building rather than the street (Commercial Design Guidelines #1 and 2 above),

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and provide additional architectural treatment to the drive-through canopy to better address Commercial Design Guideline #3 above. Although recommended, the applicant did not reorient the building. Several banks have been built with the drive-through exposed to public views. In this case, staff finds no design or traffic circulation constraints on the site that would prohibit the reorientation of the building to meet the Commercial Design Guidelines.

As an alternative to relocating the drive-through, staff suggested to the applicant that a solid wall with decorative openings be provided along the west side of the drive-through canopy. The applicant responded by designing a wall extending approximately 1/3 below the roofline with wide columns along the west side of the canopy. This may be adequate to screen the drive-through from public view, but it is not the ideal solution.

STAFF  
RECOMMENDATION

Staff recommends denial.

Stipulations are attached for the Development Review Board consideration in the event that a motion is considered to approve this project.

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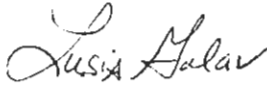
**STAFF CONTACT(S)**

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Project Coordination Manager  
Phone: 480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

**APPROVED BY**



Kira Wauwie, AICP  
Report Author



Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 7.1.05

Project No.: 312 - PA - 05

Coordinator: KIRA WAUWIE

Case No.:        -        -       

Project Name: BANK OF AMERICA AT HAYDEN PEAK CROSSING

Project Location: SEC THOMPSON PEAK & HAYDEN ROAD

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-3 POB ESL Proposed Zoning: SAME

Number of Buildings: 1 Parcel Size: N/A

Gross Floor Area/Total Units: 4,729 SF Floor Area Ratio/Density: N/A

Parking Required: 19 SPACES Parking Provided: 30 SPACES

Setbacks: N - 30' S - 50' E - 50' W - 30'

## Description of Request:

BANK OF AMERICA PROPOSES TO DEVELOP PAD D IN A GROCERY-ANCHORED NEIGHBORHOOD CENTER. THIS APPLICATION IS FOR A 1-STORY BRANCH BANK WITH DRIVE THRU AND THE REMAINDER OF THE SITE'S PARKING & LANDSCAPING NOT APPROVED UNDER 87-DR-2004. THIS PARCEL IS IDENTIFIED IN THE GRAYHAWK DEVELOPMENT MASTER PLAN AS PARCEL 3F. BOFA IS PROPOSING ELEVATIONS CONSISTANT WITH THE DEVELOPER'S APPROVED DRAWINGS, AS WELL AS HARDESCAPING, LANDSCAPING & SITE SCREEN WALLS TO TIE SEAMLESSLY WITH THE SURROUNDING DEVELOPMENT. THE DEVELOPER HAS PROVIDED MASTER PLANS FOR NAOS, OPEN SPACE, GRADING & DRAINAGE, AND LANDSCAPING. PART OF PAD D'S PARKING LOT & LANDSCAPING HAS BEEN APPROVED UNDER 87-DR-2004 AND IS CURRENTLY UNDER CONSTRUCTION.

ATTACHMENT #1

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



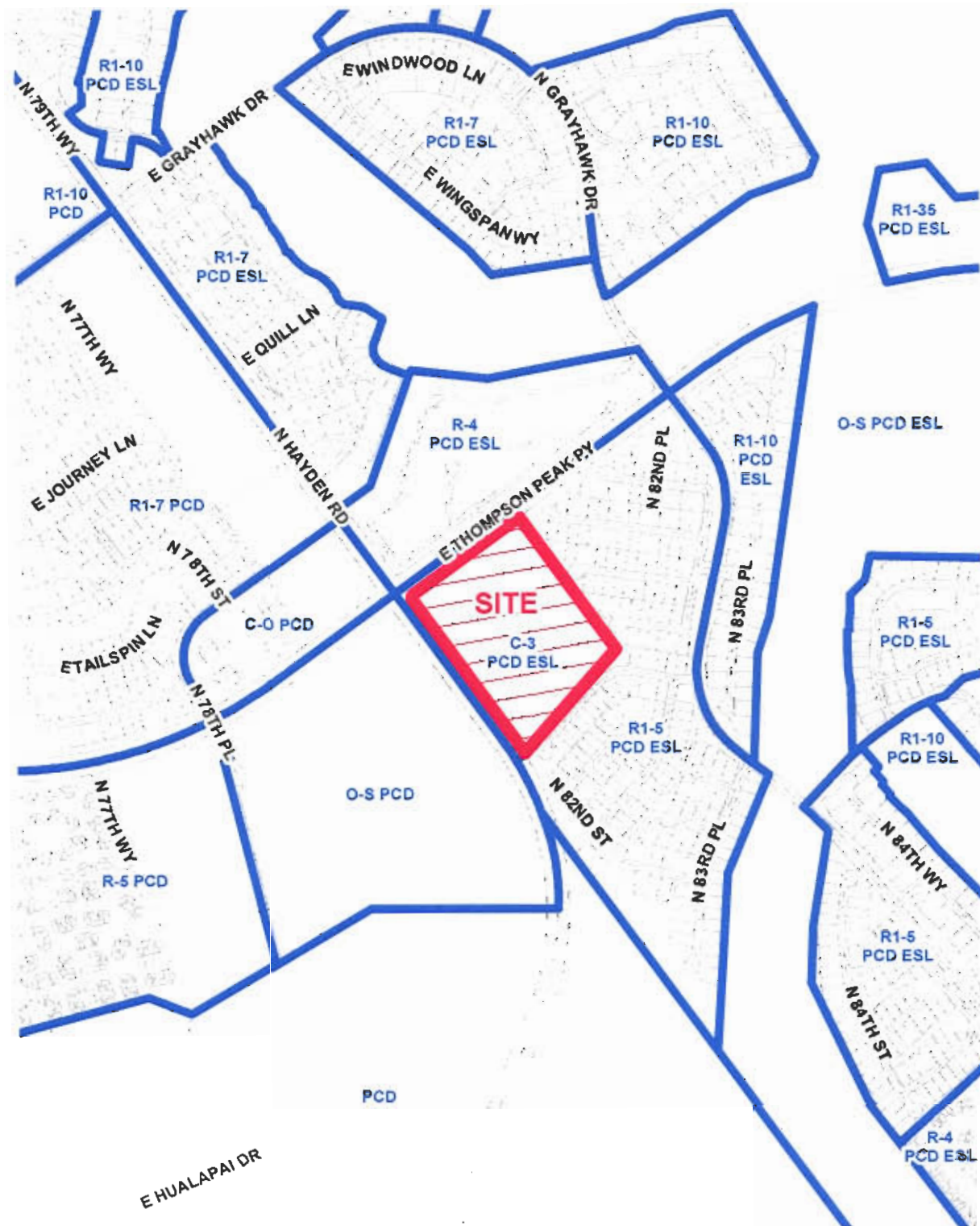


**ATTACHMENT #2**









87-DR-2004#2

ATTACHMENT #3

N1



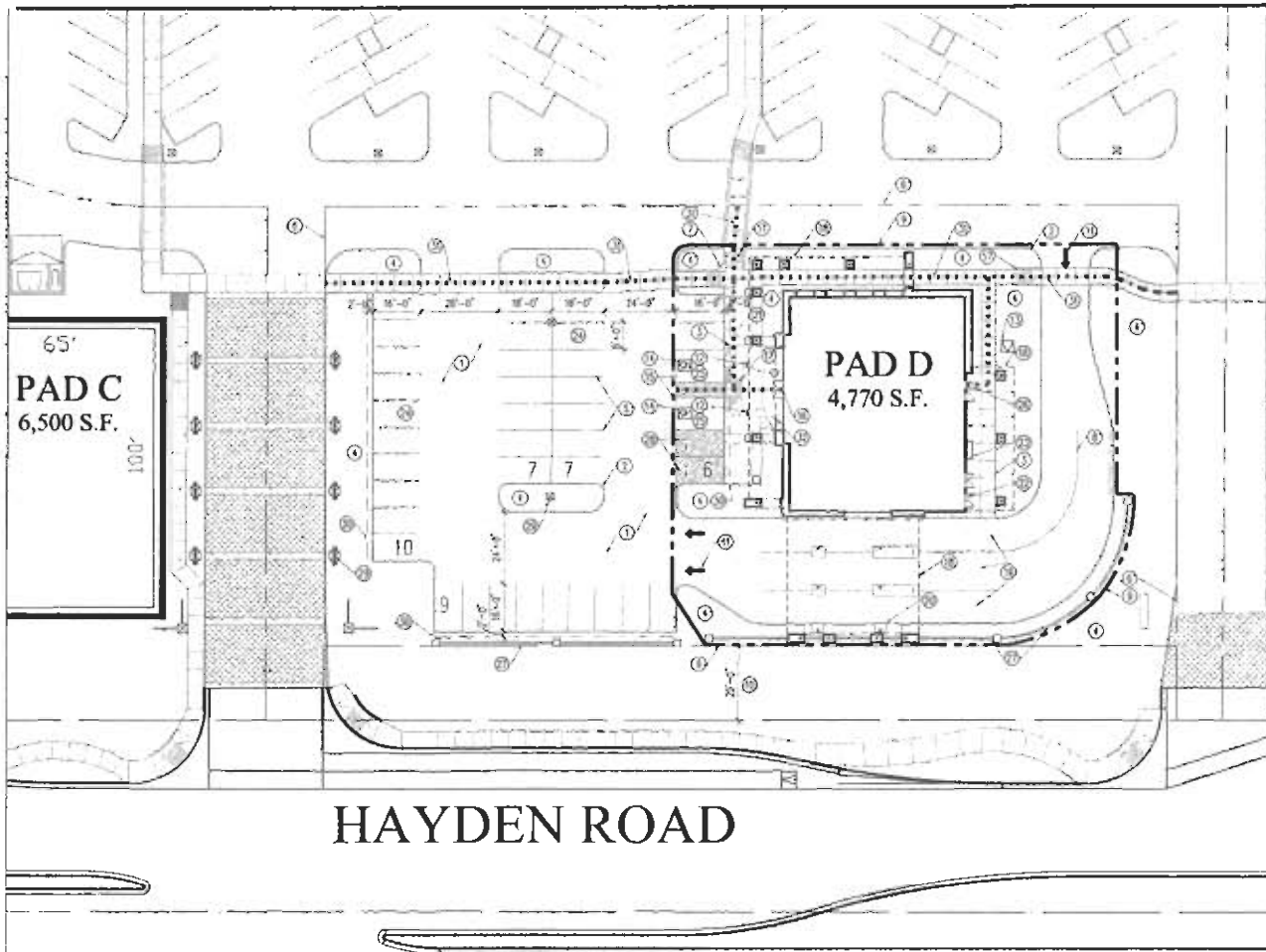
SCALE:  $r = 65.4$

A map showing the location of the site. The site is marked with a black dot and labeled "SITE". It is located near the intersection of I-95 and I-85. Other roads shown include I-77, I-405, and I-205. Landmarks include the "COMPTON FORD TR" and "I-95, NB".

820328  
 JOE L. WASHINGTON DATE 1990  
 PHOENIX, AZ 85004  
 PHONE (602) 513-5152  
 FAX (602) 513-0812  
 CONTACT: JERRY MCGEE

## DR-1





HAYDEN ROAD

# **SITE PLAN**

SCALE: 1" = 30'-0"

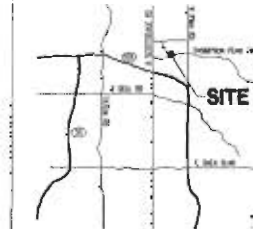
## **LEGAL DESCRIPTION OF LEASE BOUNDARY:**

THAT PORTION OF TRACT 37, "FIRST AMENDMENT TO STATE PLAT NO. 27 AMENDED CORRECTION", AS RECORDED IN BOOK 252, PAGE 28 OFFICIAL RECORDS OF MARICOPA COUNTY, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25, 36TH N TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE DE LA and TALI RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTLY CORNER OF SAID TRACT 37; THENCE SOUTH 36 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID TRACT 37, A DISTANCE OF 1,022.58 FEET TO THE SOUTHEASTLY CORNER OF SAID TRACT 37; THENCE SOUTH 41 DEGREES 15 MINUTES 58 SECONDS WEST, ALONG THE SOUTHWESTLY LINE OF SAID TRACT 37, A DISTANCE OF 815.30 FEET TO A POINT LYING ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE FOR HAYDEN ROAD AS SHOWN ON STATE PLAT NO. 27 AMENDED, ACCORDING TO BOOK 252 OF MAPS, PAGE 28, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A NON-TANGENT CURVE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF WHICH BEARS SOUTH 58 DEGREES 19 MINUTES 35 SECONDS WEST A DISTANCE OF 1,175.00 FEET, THENCE NORTHWESTERLY ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94 DEGREES 21 MINUTES 29 SECONDS A DISTANCE OF 120.00 FEET, TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 07 MINUTES 58 SECONDS WEST, CONTINUING ALONG PROPOSED EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 116.79 FEET TO THE TRUE POINT OF BEGINNING OF THE BEARIN DESCRIBED PARCEL; IN THENCE CONTINUING ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE NORTH 36 DEGREES 07 MINUTES 58 SECONDS WEST A DISTANCE OF 216.21 FEET; THENCE NORTH 35 DEGREES 52 MINUTES 06 SECONDS EAST, LEAVING SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.84 FEET; THENCE SOUTH 58 DEGREES 07 MINUTES 58 SECONDS EAST A DISTANCE OF 389.21 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 13 SECONDS WEST A DISTANCE OF 113.84 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,112.82 SQUARE FEET, OR 1.150 ACRES, MORE OR LESS.

## **VICINITY MAP:**



## **KEY NOTES**

1. ASPHALT PAVING
2. CONCRETE CURB
3. CONCRETE SLAB ON GRADE W/ JOINTS, SLOPED, MEDIAN BROOK FINISH
4. LANDSCAPED AREA
5. PAINTED PARKING SPACE STRIPING, WHITE
6. LEASE BOUNDARY LINE
7. LIGHTED FLAG POLE (DOWN LIGHT)
8. 3" WIDE PAINTED LANE STRIPING, WHITE, TYP.
9. LINE OF SCOPE OF WORK
10. 25 FOOT WIDE PEDESTRIAN, DRAINAGE, LANDSCAPE, AND CYCLIST FACILITY
11. PAINTED TRAFFIC ARROWS, MATCH DEVELOPMENT STANDARDS
12. ACCESSIBLE PARKING SPACES
13. ELECTRICAL TRANSFORMER
14. INTERNATIONAL SYMBOL OF ACCESSIBILITY
15. 4" WIDE PAINTED STRIPING, BLUE
16. MAIN ENTRY
17. A.B.A. ACCESSIBLE RAMP
18. LINE OF CANOPY ABOVE
19. DRIVE-THRU TELLER LINE
20. DRIVE-UP A.T.M. LOCATION
21. BIKE RACK LOCATION
22. ELECTRICAL PANEL CLOSET
23. U.S. CABINET PAINTED TO MATCH BUILDING ON RAISED CONCRETE PAD, SEE ELECTRICAL, G.C. TO VERIFY CLEARANCE.
24. STANDARD PARKING SPACE 24'-0" X 10'-0" MIN.
25. ACCESSIBLE PARKING SPACE 21'-0" X 10'-0" MIN.
26. EMERGENCY EXIT
27. 5'-0" SCREENWALL TO MATCH CENTER
28. 15 WHITE PARKING SPACE (2)
29. PARKING LOT LIGHT POLE
30. LINE OF PARKING OVERHANG
31. ADA PILEH OF ACCESSIBLE WALKER
32. BICYCLE PARKING SPACE W/ RACK TO MATCH DEVELOPMENT (7)

## **SHEET NOTES**

## **BANK OF AMERICA**

HAYDEN PEAK CROSSING:  
SEC THOMPSON PEAK &  
HAYDEN RD  
SCOTTSDALE, AZ  
SERIAL NUMBER:  
NRSP VERSION:  
BULLETIN:

AZ0049

2.0

10

301 East Washington

Suite 100

Phoenix, AZ 85004

Telephone: 602.521.6152

Facsimile: 602.521.6623

**Gensler**

Rev	Revised	By	Checked
01	04/08/05	SL	SLR
02	05/22/05	SLR	SLR
03	06/17/05	SLR	SLR
04	06/22/05	SLR	SLR

**87-DR-2004#2**

**09/07/05**

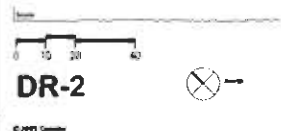
## **NOTICE OF EXTENDED PAYMENT PROVISION**

THIS CONTRACT ALLOWS THE OWNER TO HAVE PAYMENT WITHIN 30 DAYS AFTER COMPLETION AND APPROVAL OF BILLINGS AND ESTIMATES.

## **CITY ID. NUMBERS**

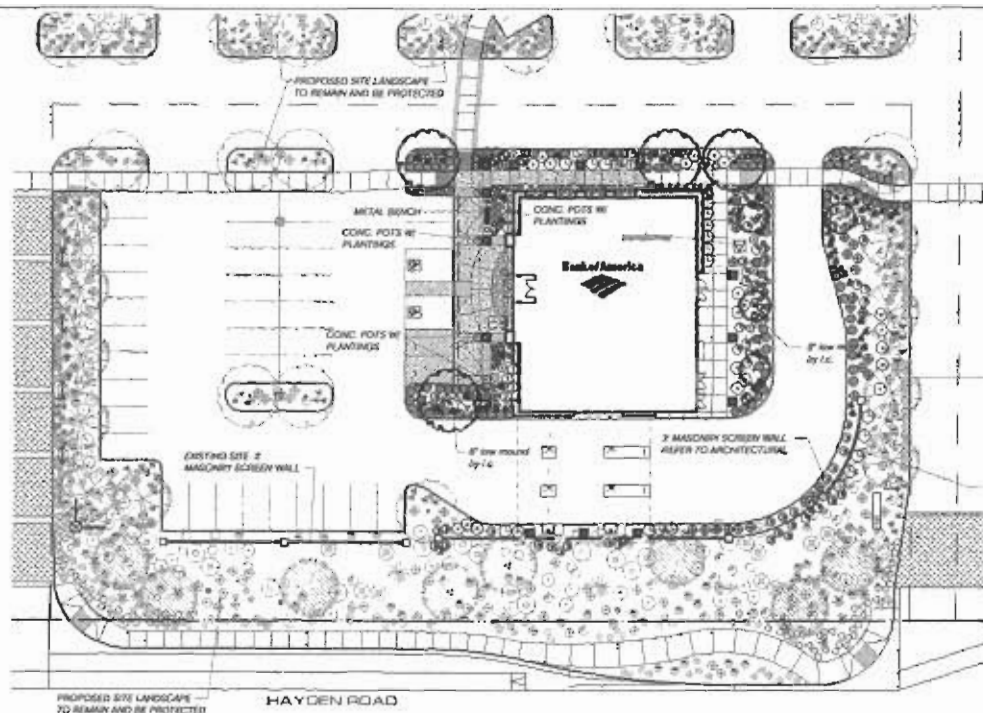
**312-PA-2005**  
**87-DR-2004#2**

Project Name:	BANK OF AMERICA THOMPSON PEAK & HAYDEN ROAD
Project Number:	07-0000-510
Lead Designer:	
Designer:	
Site Plan:	



**DR-2**

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CONCEPTUAL LANDSCAPE PLAN

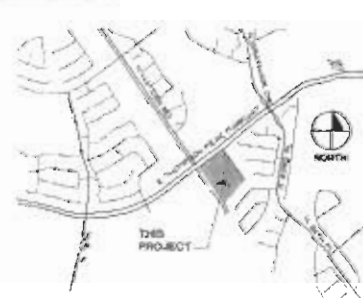
#### Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.  
50% of all trees will be 24" DBH or larger.  
An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.  
Decomposed granite, 2" minimum thickness (as-laid sample to Landscape Architect for approval).  
Place in all non-drive rock and non-lawn landscape areas. Either in match medium.  
All sidewalk will be done so that all water drains away from sidewalks, structures and wet up impacts natural drainage patterns.  
Structures and landscaping within a 10' fringe measured back 10' from property line and 10' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.  
All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

#### Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to building. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any area that due to use of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like tree (minimum 48" DBH). At no additional cost to owner. Plants that are to be replaced with like type, height and form. All shrubs and groundcover shall be replaced with 3 gallon plants.
3. Landscape areas disturbed by new construction shall be replaced with soil and turf areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed as there is smooth transition between all edges. Replace all disturbed, broken or damaged hardscape with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to: hand watering, temporary above ground irrigation, existing system, etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is that in adjacent properties. All equipment such as valves, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
7. All existing trees to remain, shall be selectively pruned per Landscape Architect direction.
8. All existing shrubs within the sight triangle (see sight triangle schedule for size) shall be selectively pruned to a maximum height of 30".
9. All trees shall be staked to clear height of 3'.

#### VICINITY MAP



#### LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.I.A. SPECIFICATIONS (A.I.A. - 1994-2000 CITY SPECIFICATIONS) 50% TO BE A 24" DBH OR LARGER

TREES	Caliper Size
<i>Condalia hybrid</i> Desert Museum	25" standard 28" DBH U.S.A.
<i>Condalia mexicana</i> Mexican Bird of Paradise (from Deserts Vortex)	24" DBH Multi Trunk
<i>Cercasie pygmaea</i> Sagebrush	NO KNUCK OR SCARS If spec U.S.A., see plant for size

#### SHRUBS/ACCENTS Size Qty.

<i>Condalia mexicana</i> Mexican Bird of Paradise	15 gallon
<i>Condalia sempervirens</i> Pink Fairy Duster	5 gallon
<i>Salvia greggii</i> Autumn Sage	5 gallon
<i>Cercasie phyllodora</i> Silver Cholla	5 gallon
<i>Salvia chamaedryoides</i> Mexican Blue Sage	5 gallon
<i>Leucophyllum xanthophyllum</i> Cholla Sage	5 gallon
<i>Larrea tridentata</i> Creosote Bush	5 gallon
<i>Philadelphus cooperi</i> Paperblossom	5 gallon
<i>Ruellia peruviana</i> Ruellia	5 gallon
<i>Leucophyllum holosericeum</i> (Green Cholla Sage)	5 gallon
<i>Leucophyllum xanthophyllum</i> Thunder Cholla Sage	5 gallon
<i>Hesperaloe parviflora</i> Red Flame	5 gallon
<i>Ficus elastica</i> Spanish Bayonet	15 gallon multi
<i>Agave parviflora</i> Fawn / Rose Agave (for use at buildings only)	4 gallon
<i>Agave desertica</i> Agave Desertmill	5 gallon
<i>Daylily longissima</i> Fuchsia Desert Sparrow	5 gallon U.S.A. 15 gallon
<i>Antirrhinum deserticum</i> Borage	5 gallon

#### GROUNDCOVERS Size Qty.

<i>Banksia multiflora</i> Desert Margold	1 gallon
<i>Lycaria monticola</i> Purple trailing Lantana	1 gallon
Decomposed Granite - 2" minimum EXPOSED NATIVE, 2" deep thickness or all on-site landscape area Submit samples to Landscape Architect	

87-DR-2004#2  
09/07/05



LAMAR & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
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SUITE 200  
PHOENIX, ARIZONA 85006  
(602) 254-1111  
WWW.LAMAR-INC.COM



Bank of America  
Gentler  
1000 N. 1ST AVE.  
SUITE 400  
PHOENIX, AZ 85004  
(602) 462-1111

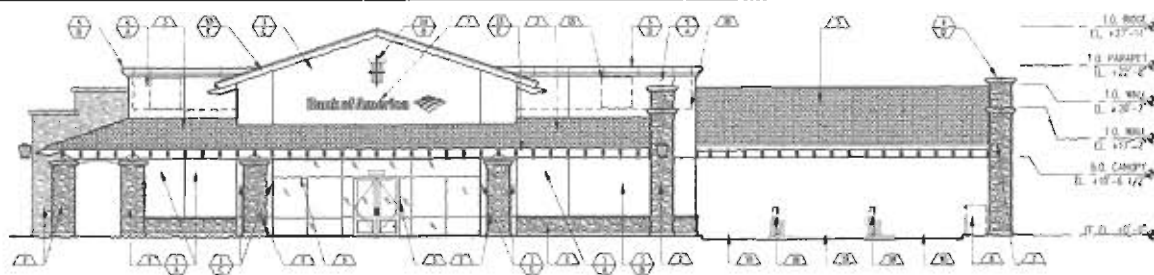
Bank of America @ HNTC  
S.E.C. of VICTORY and THOMPSON PEAK PARKWAY  
SCOTTSDALE, ARIZONA  
Conceptual Landscape Plan

F.S.  
F.S.  
H.A.  
DATE: 09/07/05  
BY: J.P.  
8.27.2005  
S.S.2005

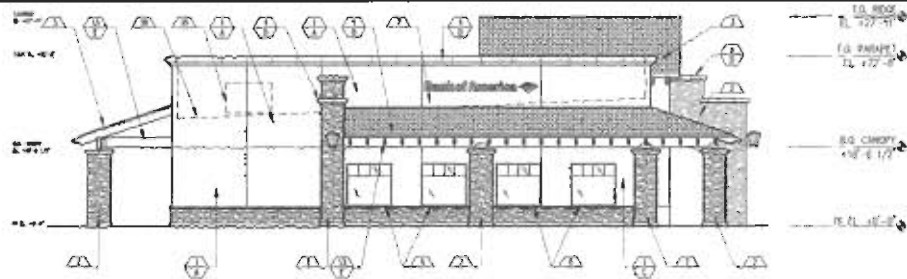
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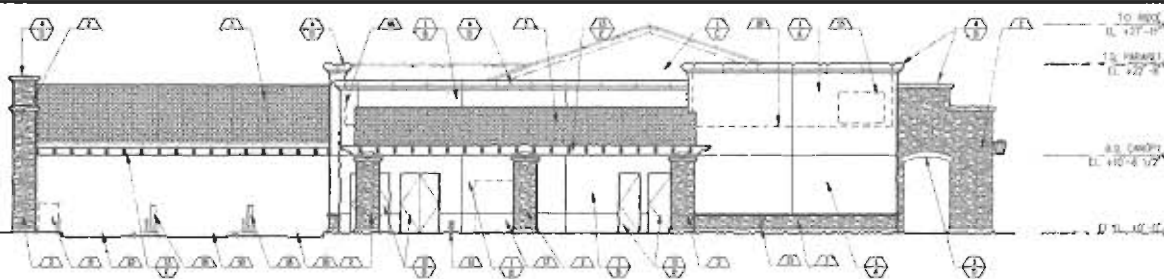




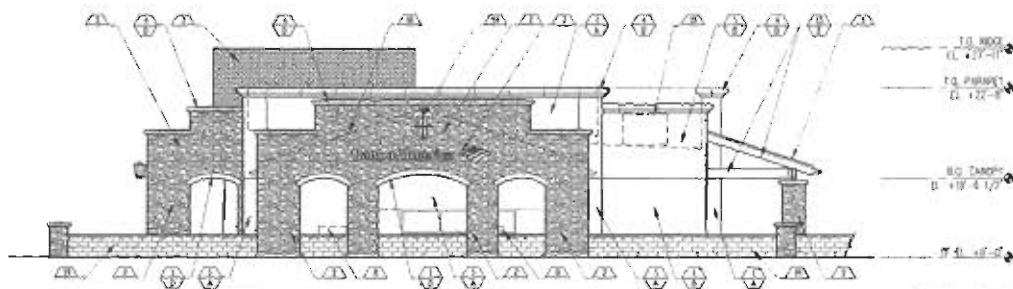
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



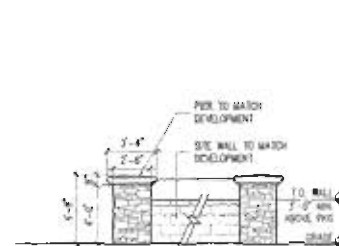
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SITE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"

#### EXTERIOR MATERIAL FINISH SCHEDULE

- 1. STUCCO
- 2. STONE - CHARDONWAY OLD COUNTRY FREESTONE BY CULTURED STONE
- 3. CLAY ROOF TILE - OLD SEDONA SANDSTONE, AND ABOVE BROWN BLEND BY REDUCED CLAY TILE
- 4. CONCRETE CAP
- 5. ALUMINUM STOREFRONT - DARK BRONZE MULLIONS
- 6. ALUMINUM WINDOW - DARK BRONZE MULLIONS
- 7. SIGNAGE BY THE BANK
- 8. DRIVE-UP ATM BY ZIMMER
- 9. NOT USED
- 10. DRIVE - DRIVE LANE
- 11. STEEL DOOR AND FRAME
- 12. ROOF DRAIN / DOWNSPOUT BRASS OUTLETS
- 13. WOOD TRIM
- 14. DECORATIVE METAL TRIM
- 15. MECHANICAL UNIT FULLY SCREENED BY PARAPET
- 16. LINE OF ROOF BEYOND
- 17. YES LOCATION
- 18. VACUUM AIR TUBE EQUIPMENT BY BANK. TUBES TO YELLOW SHALL BE LOCATED UNDERGROUND.
- 19. 4'-0" SCREENWALL TO MATCH CENTER

#### EXTERIOR FINISH COLOR SCHEDULE

- 1. COPTON SAND - SELECT BY DANN EDWARDS
- 2. WILD DUNES - SELECT BY DANN EDWARDS
- 3. HUNTERS - SELECT BY DANN EDWARDS
- 4. SANDY BARKER - SELECT BY DANN EDWARDS
- 5. COBBLE WALL - SELECT BY SHERRILL WILLIAMS

## BANK OF AMERICA

HAYDEN PEAK CROSSING:  
SEC THOMPSON PEAK &  
HAYDEN RD  
SCOTTSDALE, AZ

SERIAL NUMBER: A20049  
NRSP VERSION: 2.0  
BULLETIN: 10

**Gensler**

381 East Washington  
Suite 1900  
Phoenix, AZ 85004  
Telephone: 602.525.6000  
Facsimile: 602.525.6022

**87-DR-2004#2**  
**09/07/05**

**NOTICE OF EXTENDED PAYMENT PROVISION**  
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

#### CITY ID. NUMBERS

**312-PA-2005**  
**87-DR-2004#2**

**Project Name:**  
BANK OF AMERICA  
THOMPSON PEAK & HAYDEN ROAD

**Project Number:**  
07-000-110

**Design Firm Name:**  
Gensler

**Design Firm Address:**  
381 East Washington  
Suite 1900  
Phoenix, AZ 85004

**Design Firm Phone:**  
602.525.6000

**Design Firm Fax:**  
602.525.6022

**Design Firm E-mail:**  
phoenix@gensler.com

**Design Firm Website:**  
www.gensler.com

**Scale:**  
0 2 4 6 8 10

**DR-3**

C:\P11\Gensler

Bank of America  
SEC Hayden & Thompson Peak Parkway  
Scottsdale, Arizona

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:  
☒ A. KNOX BOX  
☐ B. PADLOCK  
☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)  
☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.  
☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: .10/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



# **Stipulations for Case: Bank of America at Hayden Park Crossing Case 87-DR-2004 #2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Gensler with a city receipt date of 9/07/05.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Gensler with a city receipt date of 9/07/05.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, INC. with a city receipt date of 9/07/05.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. *Pneumatic tubes shall be completely concealed in the building architecture, canopy columns or other feature, except for the area necessary for control panel exposure and insertion of items for delivery.*
3. *The face of the service entrance section(s) shall be ~~screened and~~ painted to match the building.*
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. All walls shall match the architectural color, materials and finish of the approved shopping center.

#### **Ordinance**

- A. *Signs are by separate review, approval, and permit.*

### **SITE DESIGN:**

#### **DRB Stipulations**

9. *Proposed screen wall located between the drive thru and Hayden Road shall match the screen walls approved under 87-DR-2004.*

## **ATTACHMENT B**

10. *At time of final plans the applicant shall provide a copy of the approved site plan for the overall shopping center with updated development standards to reflect the development of Pad D.*
11. *Final plans submittal shall comply with stipulations approved under case 87-DR-2004.*

**OPEN SPACE:****DRB Stipulations**

12. *At time of final plan submittal the applicant shall provide an updated Open Space Plan to show open space requirements for the overall center are being met with the development of Pad D.*

**LANDSCAPE DESIGN:****DRB Stipulations**

13. At time of Final Plans the Landscape plan shall be updated to identify all plant sizes including caliber size.
14. *At time of Final Plans the landscape plan shall identify all plant quantities and list any salvaged plants used on this pad from the approved native plant case 114-NP-2004 for the overall center.*
15. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
19. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
20. No lighting shall be permitted in dedicated NAOS easements.
21. Incorporate into the project's design, the following:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal illuminance level, at grade on the site, not including the canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires except canopy lighting shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.0 foot-candles, consistent with the entire center. All exterior luminaires shall be included in this calculation.

**Building Mounted Lighting:**

- d. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**ATM and Drive-thru Canopy Lighting:**

- e. *Lighting on the drive-thru canopy shall be mounted flush, and screened by fascia, the bottom of which is no less than 8-inches below the bottom of fixture lens.*
- f. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed seven point five (7.5) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifteen (15) foot-candles.

**g. ~~Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.~~**

h. Lights shall not be mounted on the top or sides of the canopy.

i. The sides or fascias of the canopy shall not be illuminated.

**Landscape Lighting**

j. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.

k. Landscaping lighting shall only be utilized to accent plant material.

l. All landscape lighting directed upward, shall be aimed away from property line.

m. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

n. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

22. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

23. No exterior vending or display shall be allowed.

24. Flagpoles, if provided, shall be one piece, conical, and tapered.

**RELEVANT CASES:**

**Ordinance**

*B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 87-DR-2004.*



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

- 25. Drainage Statement prepared by Norman Engineering group and dated June 24, 2005.
- 26. Grading and drainage site plan prepared by Norman Engineering group and dated August 15, 2005.
- 27. Aerial photo prints (context).

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

- 28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 29. Demonstrate consistency with the approved master drainage plan and report.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 30. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
- 31. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- C. On 08/22/2005, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

**INTERNAL CIRCULATION:****DRB Stipulations**

32. The developer shall provide a minimum parking-aisle width of 24 feet.
33. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- H. Adequate bike parking shall be provided on site per the City of Scottsdale Design Policies and Procedures Manual, Zoning Ordinance, and City Code.
34. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

- I. Drainage Easement:
- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.
- J. Waterline and Sanitary Sewer Easements:
- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

**REFUSE:****DRB Stipulations**

35. Refuse enclosures shall be constructed onsite to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.
36. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.
  - e. Not be located on dead-end parking aisles.
  - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

K. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

L. Underground vault-type containers are not allowed.

M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

37. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

38. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

39. On-site sanitary sewer shall be privately owned and maintained.

40. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**CONSTRUCTION REQUIREMENTS****DRB Stipulations**

41. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]



**VERIFICATION OF COMPLIANCE**

**DRB Stipulations**

42. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. A waiver of the onsite refuse enclosure requirement if sought by the developer shall be approved by the City of Scottsdale Transportation and Waste Management Divisions and requires a proposal for a viable alternative for managing refuse generated onsite.